

**GOVERNMENT OF ANDHRA PRADESH
ABSTRACT**

Housing Department - Cancellation of un-occupied / let out houses / flats by beneficiaries and re-allotment of houses / flats to eligible beneficiaries under RGK, VAMBAY and Urban Permanent Programme-permission-Accorded – Orders- Issued.

HOUSING (U & IAY) DEPARTMENT

G.O.Rt.No 185

**DT: 27-07-2011.
Read the following:-**

1. From the Project Director(H), APSHCL, Karimnagar, Lr.No. E / 500 / RGK / 2005, dated 27.12.2010.
2. From the M.D., APSHCL, Lr.No.7541/Mgr(Fin)/08, dated 29.03.2011

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ORDERS:

In the reference 2nd read above, the Managing Director, A.P. State Housing Corporation Ltd., among other things, while furnishing the Procedure / Guidelines to be followed for cancellation, selection of new beneficiaries and re- allotting flats to the new allottees under RGK, VAMBAY and UPH requested the Government to issue suitable orders so as to enable the District Collectors to cancel the houses/ flats which are not occupied / let out and to re-allot the same to the eligible needy fresh beneficiaries.

2. Government after careful consideration of the circumstances stated by the MD, APSHCL in his letter 2nd read above, hereby approve the procedure / Guidelines to be followed for cancellation, selection of new beneficiaries and re- allot the houses / flats to the new allottees under RGK , VAMBAY and UPH, as Annexure appended to the order.

3. All the District Collectors / Executive Directors APSHCL in the State are requested to cancel the houses / flats constructed under the Schemes of RGK , VAMBAY and UPH which are not occupied / let out, select new beneficiaries and re-allot the houses / flats to the eligible and needy beneficiaries by following the procedure / Guidelines as appended to the order.

4. The MD., APSHCL shall take necessary further action in the matter accordingly.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

**M.SAMUEL,
SPECIAL CHIEF SECRETARY TO GOVERNMENT**

To
The Managing Director,
A.P. State Housing Corporation Ltd,
Hyderabad.

(PTO)

All District Collectors / Executive Directors,/ P.Ds.(H) in the State.

Copy to:

The VC & HC,

A.P. Housing Board,

Hyderabad.

The Commissioner,

Weaker Section Housing Programme,

Hyderabad.

The PS to M (Housing)

The Housing (RH and HB-I) Department

SF.

//FORWARDED :: BY ORDER//

SECTION OFFICER

ANNEXURE

(G.O.Rt No: 185.....,(U&IAY) Department, dated:/07/2011.

Procedure to be followed for cancellation and selection of new beneficiaries:

1. (a) The list of unoccupied allottees (beneficiaries) and allottees who have let the flat for rent to others, duly indicating the outstanding amount to be paid by the allottee to the banks, will be displayed at the housing colony and the public offices (i.e. Municipal Office, Tahsildar office, and Housing Office) giving (15) days time to the allottee to occupy the house/flat and to clear the loan amount due to the Bank.
- (b) A press note will be issued informing about the publication of list of unoccupied allottees, who have let the houses /flat for rent and given 15 days time to occupy the houses/flats.
- (c) Simultaneously, through the same press note, applications may be called for allocation of houses/flats from the eligible beneficiaries / aspirants, who agree for allotment of flats and obtaining required loan from banks duly satisfying bank norms.
2. (a) Individual notices be given to each allottee who have not occupied the house / flat and who have let the flat for rent, to occupy the flat allotted to them within (15) days along with payment of all out standing dues of banks.
- (b) Individual notices from the Bank side also will be given to the above beneficiaries to occupy the flat with in (15) days of notice and for payment of outstanding dues to the Banks
3. After completion of the (15) days period, a committee comprising of PD(H), RDO Municipal Commissioner and the Bank Manager have to verify the replies received and the cases where replies are not received and to come out with clear list of beneficiaries whose allotments are to be cancelled as they have not occupied houses / flats or let out the houses / flats or rent to others or have not paid the due amounts to the banks. As per the recommendations of the committee, orders will be issued by the District Collector for cancellation of allotment of houses / flats and the Banker will be informed to take action for cancellation from their side.
4. A joint survey may be conducted by the teams of Revenue, Housing and Municipal officials, formed by the District Collector to verify the entire list of applications received with regard to their eligibility from the fresh applications received for allotment. All the norms of eligibility of families should be strictly followed. No family who has already been allotted house / flat earlier under any other scheme should be considered for allotment of houses / flats under this scheme.

(PTO)

5. The committee of PD(H), RDO, Municipal commissioner and the Bank Manager shall finalise the selection of new beneficiaries after verifying the eligibility and the report of the multi disciplinary team consisting of officials from Revenue, Housing and Municipal Department as mentioned at point (4) above. The list will be sent to the concerned Bank Branch Manager who will also verify the eligibility as per bank norms. The final list of eligible beneficiaries will be sanctioned by the District Collector.
6. The original allottee will forgo his share of Beneficiary contribution paid by him.

II Norms to be followed while re-allotting the flats to the new allottees:-

- a. Houses/Flats will be allotted on payment of entire amount outstanding i.e., which is due to be paid by the earlier defaulting beneficiary in such installment, as decided by the Committee comprising of PD(H), RDO, Municipal Commissioner and the Bank manager and agreed by the beneficiary.
- b. If the beneficiary / fresh allottee desires to approach for the loan from different bank, it is the individual responsibility of the new allottee to settle the dues and to obtain the consent of the bank who have originally financed the construction of house / flat and to satisfy the conditions of the new bank.
- c. The release of loan and repayment of loan installments will be at the sole discretion of the bank as per the mutual understanding between the banker and new allottee.
- d. The Committee will review the progress on weekly basis to ensure the process of re-allotment of houses is completed as per the sanction orders of the District Collector.